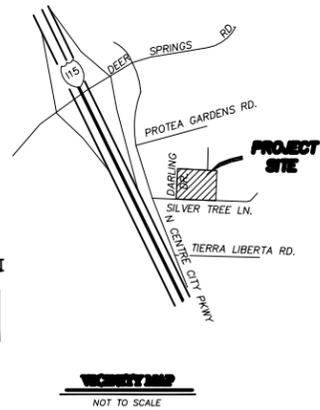
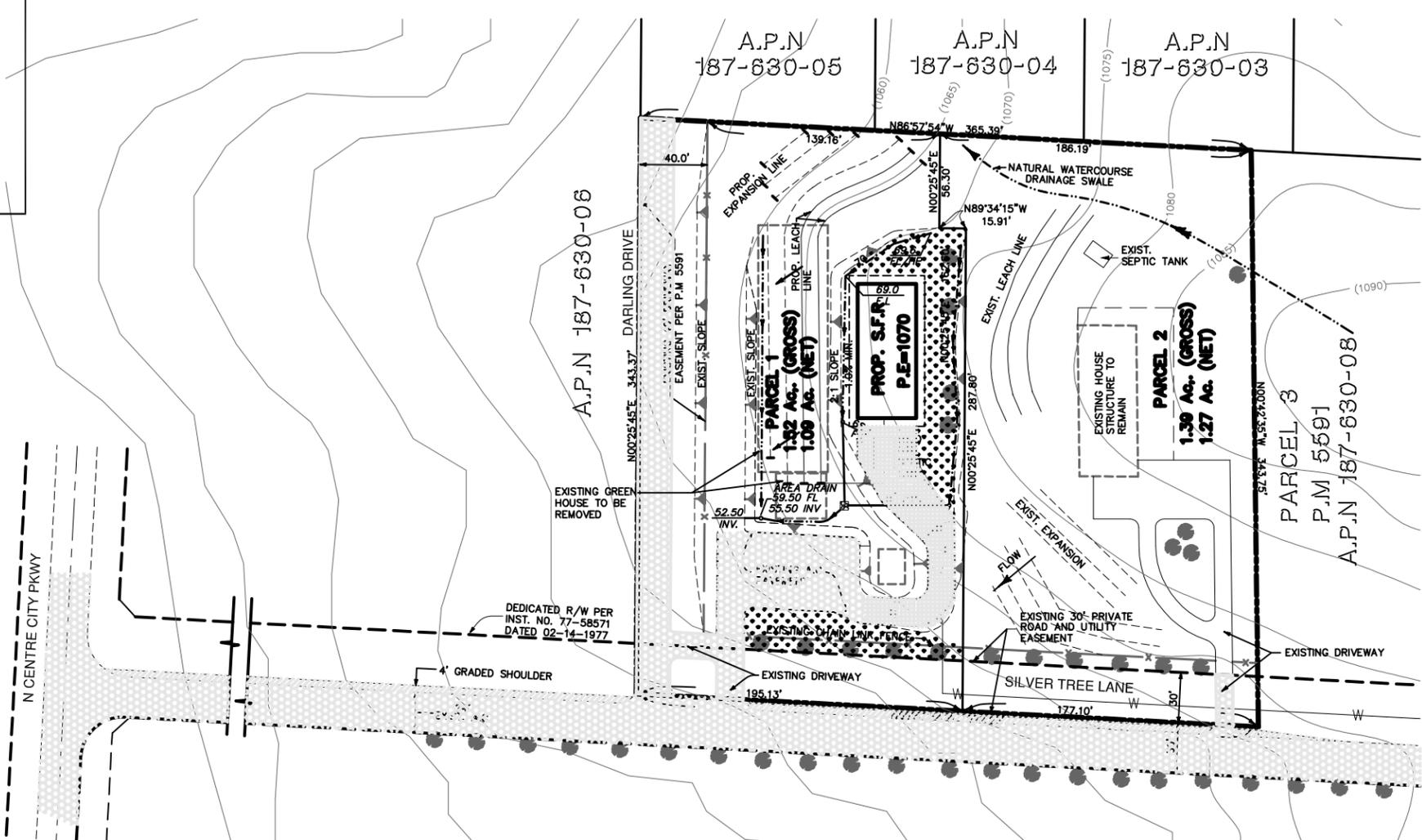


# TENTATIVE PARCEL MAP NO. 21136



- LEGEND**
- DRAINAGE FLOW
  - VEGETATED/LANDSCAPE AREA
  - Tract Boundary
  - Proposed Project Boundary
  - Existing Fence
  - Existing Contour (1228.94)
  - Existing Grades
  - Existing Trees
  - Existing Slope
  - Existing A.C. Pavement
  - Propose A.C. Pavement
  - Propose 6" pipe



**OWNER'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP ARE SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, THROUGH THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATED BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS \_\_\_\_\_ OF \_\_\_\_\_, 2009 AT \_\_\_\_\_

SIGNATURE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

NAME: MOHAMMAD & INDOUNG PRAIWAN ARABSHAHI  
 1542 SILVER TREE LN.  
 ESCONDIDO, CA. 92026  
 TEL: 760-518-2219

NOTES:

- ASSESSOR'S PARCEL NUMBER : 187-630-07
- LEGAL DESCRIPTION OF LAND:  
 PARCEL 2 OF PARCEL MAP NO. 5591, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY.
- GENERAL PLAN DESIGNATION: 1
- COMMUNITY/ SUBREGIONAL PLAN AREA: NORTH COUNTY METRO
- REGIONAL CATEGORY: CUDA
- ZONING INFORMATION

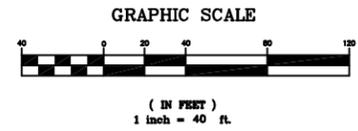
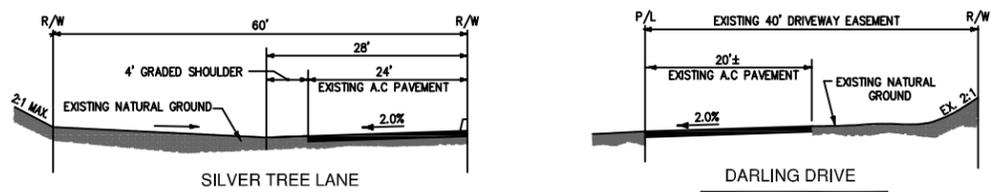
ZONE		A70
USE REGULATIONS		A70
ANIMAL REGULATIONS		L
DEVELOPMENT REGULATIONS		
DENSITY		1
LOT SIZE		1 AC.
BUILDING TYPE		C
MAX. FLOOR AREA		-
FLOOR AREA RATIO		-
HEIGHT		G
LOT COVERAGE		-
SETBACK		C
OPEN SPACE		-
SPECIAL AREA REGS.		B

TAX RATE AREA: 74090  
 CALIFORNIA COORDINATES: 374-1731

- ASSOCIATED PERMITS: NONE
- LOCATION AND STATUS OF EXISTING LEGAL ACCESS TO SUBJECT PROPERTY FROM A PUBLICLY MAINTAINED ROAD. (I.E. RECORDED EASEMENT, UNRECORDED EASEMENT; IDENTIFY AND SPECIFY WIDTH) 60' SILVER TREE LANE
- WATER DISTRICT: VALLEY CENTER MUNICIPAL WATER DISTRICT
- SEWER DISTRICT: EXISTING AND PROPOSED PARCELS TO BE SERVED BY PRIVATE SEPTIC SYSTEM.
- FIRE DISTRICT: DEER SPRINGS FIRE DEPARTMENT
- SCHOOL DISTRICTS: ESCONDIDO UNION HIGH SCHOOL DISTRICT

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THE SUBDIVISION AS REQUIRED BY SECTION 80.401(m) OF THE SUBDIVISION ORDINANCE.

IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO PROVIDE INSURABLE ACCESS TO EACH PARCEL MAP CREATED BY THIS MAP.  
 SOURCE OF TOPOGRAPHY: COUNTY OF SAN DIEGO, TOPOGRAPHIC SURVEY SHEET 374-1731



NOTE:  
 THERE IS A NOISE PROTECTION EASEMENT FOR THE ENTIRE AREA OF PARCELS 1 & 2 OF THIS PARCEL MAP.

**COVENANT OF IMPROVEMENT REQUIREMENTS**  
 A BUILDING PERMIT PROHIBITION  
 BUILDING PERMITS AND/OR FURTHER DEVELOPMENT ARE HEREBY PROHIBITED UNTIL IMPROVEMENTS PER TPM 21136 ARE COMPLETED. THE APPROXIMATE COSTS OF THE IMPROVEMENTS TO BE \$ \_\_\_\_\_ ON JANUARY, 2009. THE FINAL COST MAY VARY DEPENDING ON THE TIME OF CONSTRUCTION.  
 COVENANT OF IMPROVEMENT REQUIREMENTS (AND WAIVER) GRANTED TO THE COUNTY OF SAN DIEGO BY DOC. NO. \_\_\_\_\_ O.R. RECORDED \_\_\_\_\_

**RIGHT-OF-WAY**  
 THE LINES OF SIGHT ON BOTH DIRECTIONS ALONG NORTH CENTRE CITY PARKWAY FROM SILVER TREE LANE HAS A MINIMUM UNOBSTRUCTED SIGHT DISTANCE AND FALL WITHIN THE EXISTING RIGHT-OF-WAY AND A CLEAR SPACE EASEMENT IS NOT REQUIRED.



SIGNATURE OF PERSON WHO PREPARED THE TENTATIVE PARCEL MAP  
 ROBERT T. FEDERIGHI RCE NO. 30000 EXP. DATE: 9-30-09  
 RRF & ASSOCIATES  
 2718 MAJELLO CT., TEMECULA, CA. 92591  
 Tel: (951) 973-8076

PROJECT NO. S09-003  
 ENVIRONMENTAL LOG NUMBER: ER 08-08-021

SUBMITTED BY:

**R.R.F. & ASSOCIATES**  
 Civil Engineering Land Development  
 2718 MAJELLO CT., TEMECULA, CA. 92591  
 Tel: (951) 973-8076